

**8 Scotia Place, Woodend, Vic 3442**



**House For Sale**

Thursday, 18 April 2024

8 Scotia Place, Woodend, Vic 3442

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 6613 m2**

**Type: House**



Matthew Bourke



Sharon Colliccoat  
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**\$1,100,000 - \$1,200,000**

AUCTION - Saturday 25th May 2024 at 2:00pm Set on a rare 6,613 square metres, amongst wonderfully mature gardens and grounds, is this charming story book cottage that offers the best of both worlds - the convenience of being close to the centre of town with all town amenities, and the luxury of having plenty of room to enjoy the country lifestyle on offer. The solidly built home features polished hardwood floors throughout, 3 bedrooms (all with robes, the main with ensuite and access to the generously proportioned main bathroom), a well-equipped modern kitchen with electric cooking and a free-standing wood stove, and a sunny, north facing living room. Upstairs there is a huge studio space, perfect for an artist, home office, children's retreat or extra bedroom. Outdoors is a gardener's paradise with expansive lawns, mature English trees and hedges, a small orchard and enclosed vegetable garden, rainwater tank and excellent fencing. Superb opportunity to enjoy the country life in the heart of Woodend, less than an hour to Melbourne by road or rail.